

Woodburn

Washougal annexed the area in 1995

From Page A1

can get this close to the Columbia River and be this high up. There will be some pretty nice houses up there, but I get the feeling there will be a little bit of everything."

In the works since 1995

The Woodburn Hill area was annexed in 1995, a year after the city adopted a 20-year growth plan to comply with the state's 1991 Growth Management Act.

The 375 hillside acres of clearcuts, fields and forest was the largest vacant parcel of developable residential property in Clark County.

After the annexation, the city received a \$100,000 state grant to write a growth-management plan and conduct an environmental review. The result was a master development plan which was the subject of several poorly attended public meetings before it was approved by the Washougal City Council in 1997.

Blasting and utility work started on the hillside in 1998. Water and sewer lines are in, funded by a \$3.5 million bond to be paid off by future residents, and the first homes in River View Terrace and Lookout Ridge will be built this spring.

The Granite Highlands project is trailing behind; utility lines and roads for that development will be built this summer.

Anderson said two major access roads on the hill that will be built are an east-west thoroughfare that connects Woodburn Hill and Crown Roads and a north-south roadway that branches off Shepherd Road.

Crown Road, which splits off Northeast Third Avenue, will be the main access road used by people living in River View Terrace and Lookout Ridge. A traffic signal at the intersection of Crown Road and Northeast Third Avenue will be installed when the 71st application for a building permit is received by the city, Conway said.

Since the west side of Woodburn Hill borders Camas, the traffic issue already has officials in that city worried.

Northeast Third Avenue runs west through downtown Camas. At a joint city council work session last February, Camas Mayor Dean Dossett said he could envision rush-hour traffic snarls along Northeast Third Avenue. Conway reassured him that final subdivision designs will not be approved until sufficient roads are in place.

The projects

The three primary projects:

■ **River View Terrace:** Developer Doug Ray of Vancouver plans to divide 31 acres into 131 lots of fourplexes and single-family residences. He appropriated almost four acres for commercial shops at the west end of the site.

Ray, who developed Walnut Grove Terrace near Green Meadows in Vancouver, said he expects a "Mom and Pop" grocery store to be among the commercial establishments.

Construction on the homes will start in May or June, he said.

Byron Woltersdorf of Moss & Associates in Vancouver is the project engineer.

"There is a whole smattering of lot sizes," he said. "Probably some of the bigger lots will handle 3,000 square-foot homes. Most of them are going to mid-range homes, either a nice starter home or a second home, like 1,500 square feet with three bed-

rooms."

■ **Lookout Ridge:** Above River View Terrace, Washougal resident Roger Baker has plans to create a 469-lot subdivision on 106 acres.

A number of small neighborhood parks are included in the designs, which call for a mix of single-family homes, townhomes, condominiums and apartments.

Approximately 10 acres are zoned mixed-use, which allows restaurants, retail shops, day care centers and office space.

"The intention is to create community villages," said city planning director Anderson.

■ **Granite Highlands:** Developer Doug MacDonald of Mill Creek, Wash., plans to put 425 lots on 112 acres. Utility work will begin in June 1999, said Tim Gaschke, a project engineer from Tigard, Ore.

Depending on market demand, Gaschke guessed it will take five years to put all the homes up. Similar to the other subdivisions, multifamily housing and small retail shops are included in early designs.

"And a lot of beautiful park spaces," Gaschke added.

Two smaller projects planned for the southeast corner of Woodburn Hill, Pisculli PUD and Washougal Heights, are expected to add 91 lots on 35 acres.

Anderson, a newcomer to the city staff, said he is pleased with the early designs of the projects.

He led the Clark County rural planning team until January 1998, when he came to Washougal to replace Eric Holmes, who was hired away by Battle Ground.

The excitement of the Woodburn Hill expansion was a reason he accepted the job.

"The intent is we create community villages and provide for the vistas that people would like to have," he said. "It's a good match."